

023.A

0001

0037.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

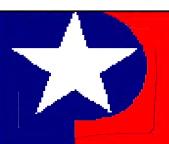
503,200 / 503,200

USE VALUE:

503,200 / 503,200

ASSESSED:

503,200 / 503,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
47		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: NIU FEILONG		
Owner 2:		
Owner 3:		
Street 1: 47 AMSDEN ST #2		
Street 2:		

Twn/City: ARLINGTON	Cntry:	Own Occ: N
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: BILSKY ALEXANDER B & -
Owner 2: ENDO SARAH I -
Street 1: 47 AMSDEN ST #1
Twn/City: ARLINGTON
StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1210 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7197																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	503,200			503,200		220423
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

PREVIOUS ASSESSMENT								Parcel ID	023.A-0001-0037.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	503,200	0	.	.	503,200	Year end	12/23/2021			
2021	102	FV	488,700	0	.	.	488,700	Year End Roll	12/10/2020			
2020	102	FV	481,400	0	.	.	481,400	481,400 Year End Roll	12/18/2019			
2019	102	FV	486,000	0	.	.	486,000	486,000 Year End Roll	1/3/2019			
2018	102	FV	430,200	0	.	.	430,200	430,200 Year End Roll	12/20/2017			
2017	102	FV	392,400	0	.	.	392,400	392,400 Year End Roll	1/3/2017			
2016	102	FV	392,400	0	.	.	392,400	392,400 Year End	1/4/2016			
2015	102	FV	362,800	0	.	.	362,800	362,800 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
BILSKY ALEXANDE	63020-320		12/5/2013		425,000	No	No								
ROOS EMILY G,	43773-119		9/24/2004		339,000	No	No								
CARUSO SALVATOR	31785-345		9/1/2000		260,500	No	No	4							

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/11/2015	1917	Redo Bat	21,375						5/15/2018	Measured	DGM	D Mann											
9/22/2006	800	Re-Roof	6,225						5/18/2001	External Ins	PM	Peter M											

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1210						
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:	%			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1												
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir: N - NONE				Frl: 1	Rating: Good			Other														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2														
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB										
Const Mod:				% Own: 47.00000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL										
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	6	2	1										
Avg Ht/FL: STD				Functional:		%		Additions:														
Prim Int Wal: 2 - Plaster				Economic:		%		Kitchen:														
Sec Int Wall:	%			Special:		%		Baths:														
Partition: T - Typical				Override:		%		Plumbing:														
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:														
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:														
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:														
Subfloor:				Size Adj.: 1.35000002				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>										
Bsmnt Gar:				Const Adj.: 0.98990101				Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>									
Electric: 3 - Typical				Adj \$ / SQ: 407.592									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub % Area	Usbl Descr	% Type	Qu # Ten	
Insulation: 2 - Typical				Other Features: 68750									GLA	Gross Liv Ar	1,210	407.590	493,186					
Int vs Ext: S				Grade Factor: 1.10																		
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																		
Heat Type: 3 - Forced H/W				NBHD Mod:																		
# Heat Sys: 1				LUC Factor: 1.00																		
% Heated: 100	% AC:			Adj Total: 618130																		
Solar HW: NO	Central Vac: NO			Depreciation: 114972																		
% Com Wal	% Sprinkled			Deprecated Total: 503158																		
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																
Make: [ ] Model: [ ] Serial #:				Juris. Factor:		Before Depr:	448.35															
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	415.87															
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value						
<b>PARCEL ID</b> 023.A-0001-0037.0																<b>IMAGE</b>						
																<b>AssessPro Patriot Properties, Inc</b>						
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]										